

MISSISSIPPI DIVISION OF MEDICAID

Eligibility Policy and Procedures Manual

301.01.07 **EVIDENCE OF REAL PROPERTY OWNERSHIP**

Property ownership must be verified. Obtain a copy of the official document used to verify ownership and file it in the case record. The following official records may be used to establish real property ownership:

- **Current Deed** – If the client does not have a copy of the current deed, a copy may be obtained from records in the Chancery Clerk's office in the county where the property is located.

NOTE: Any discrepancies which exist between a deed and a tax receipt must be resolved in order to determine the true ownership situation. A deed must be recorded in the appropriate county office to be considered a true deed documenting ownership.

- **Tax Assessment Notice or Most Recent Tax Receipt** – Tax records and receipts describe the property. Phrases such as "Et al" and "Et ux" beside the name on a tax receipt indicate joint or common ownership in some form.
- **Current Mortgage Statement** – Mortgages are recorded in the Chancery Clerk's office; however, the name of the mortgage holder must be known.
- **Report of Title Search**
- **Wills, Court Records or Relationship Documents** – Which show rights of an heir to the property after death of the former owner.

301.01.08 **VERIFYING CURRENT MARKET VALUE (CMV)**

Once ownership or ownership interest of property has been verified, determine the current market value of the client's ownership interest.

Establish the CMV based on the most recent property tax assessment. If the tax assessment notice or method cannot be used because it meet one of the criteria for non-use specified in 301.01.08A below, then base the CMV on an estimate of probable market value obtained from a knowledgeable source.